045.0	0002	0004.0	1 of 1	Commercial		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,101,900 / 1,101,900
					USE VALUE:	1,101,900 / 1,101,900
					ASSESSED:	1,101,900 / 1,101,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
5		CHESTNUT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KEEFE CHARLES D--ETAL
Owner 2:	KEEFE LINDA A
Owner 3:	
Street 1:	2175 MASS AVENUE
Street 2:	
Twn/City:	CAMBRIDGE
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02140 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 11,872 Sq. Ft. of land mainly classified as Funeral with a Funeral Home Building built about 1936, having primarily Vinyl Exterior and 4955 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 2 HalfBaths, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	B1	NEIGH OFFI	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
355	11872.000	445,100	4,800	652,000	1,101,900
Total Card	0.273	445,100	4,800	652,000	1,101,900
Total Parcel	0.273	445,100	4,800	652,000	1,101,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 222.38 | /Parcel: 222.3

Legal Description

User Acct 31771

GIS Ref

GIS Ref

Insp Date 09/11/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 045.0-0002-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	355	FV	445,100	4800	11,872.	641,400	1,091,300	1,091,300	Year End Roll	12/18/2019
2019	355	FV	445,100	5100	11,872.	598,600	1,048,800	1,048,800	Year End Roll	1/3/2019
2018	355	FV	445,100	5100	11,872.	534,500	984,700	984,700	Year End Roll	12/20/2017
2017	355	FV	445,100	5100	11,872.	470,300	920,500	920,500	Year End Roll	1/3/2017
2016	355	FV	445,100	5100	11,872.	352,700	802,900	802,900	Year End	1/4/2016
2015	355	FV	423,800	5200	11,872.	320,700	749,700	749,700	Year End Roll	12/11/2014
2014	355	FV	423,800	5200	11,872.	320,700	749,700	749,700	Year End Roll	12/16/2013
2013	355	FV	423,800	5200	11,872.	320,700	749,700	749,700		12/13/2012

!3815!

PRINT

Date	Time
12/10/20	18:57:28

LAST REV

Date	Time
09/12/18	15:07:19
apro	
3815	

USER DEFINED

Prior Id # 1:	31771
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ARCHAMBAULT RIC	23829-379		10/28/1993		315,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/6/2013	816	Dormers	5,500					
6/7/2005	476	Renovate	85,000	C		G7	GR FY07	reno existg apts o
6/26/1996	284		44,000					10X22 ADD/RENOVATI
11/2/1993	575		80,000					RENOVATIONS

ACTIVITY INFORMATION

Date	Result	By	Name
9/11/2018	MEAS&NOTICE	PH	Patrick H
2/10/2017	I & E Return	EMK	Ellen K
3/28/2016	I & E Return	EMK	Ellen K
4/30/2014	External Ins	PC	PHIL C
7/15/2013	Info Fm Prmt	EMK	Ellen K
4/20/2009	Info At Door	197	PATRIOT
4/27/2006	Permit Visit	BR	B Rossignol
4/19/2000	Measured	197	PATRIOT
2/1/1982		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
355	Funeral		11872		Sq. Ft.	Site		0	30.5	1.80	CA									652,041						652,000	

Total AC/HA: 0.27254 | Total SF/SM: 11872 | Parcel LUC: 355 Funeral | Prime NB Desc: COMM AVG | Total: 652,041 | Spl Credit | Total: 652,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	49 - Funeral Home		
Sty Ht:	2T - 2 & 3/4 Sty		
(Liv) Units:	2	Total:	2
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	8 - Brick Veneer	20	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1936	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G14	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	2	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	24.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	24.5	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.00181639
Const Adj.:	1.00589943
Adj $ / SQ:	95.734
Other Features:	51569
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	589534
Depreciation:	144436
Depreciated Total:	445099

COMMENTS

KEEFE FUNERAL HOME.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	3	HB	2

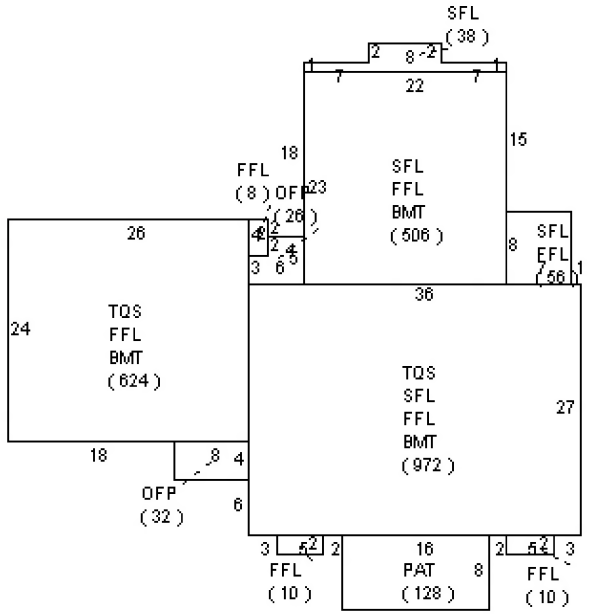
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	95.73
Special Features:	0	Val/Su Net:	61.45
Final Total:	445100	Val/Su SzAd	89.83

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	2,186	95.730	209,275
BMT	Basement	2,102	28.720	60,370
SFL	Second Floor	1,572	95.730	150,494
TQS	3/4 Story	1,197	95.730	114,594
PAT	Patio	128	5.210	667
OFP	Open Porch	58	44.260	2,567

Net Sketched Area:	7,243	Total:	537,967
Size Ad	4955	Gross Are	7642	FinArea	4955
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

045.0-0002-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
14	Open Porch	D	Y	1	6X6	A	AV	1990	44.00	T	23.2	355			1,200			1,200
85	Paving	D	Y	1	1000	A	AV	1985	4.00	T	27.2	355			2,900			2,900
83	Sign	D	Y	1	20	A	AV	1980	53.13	T	31.2	355			700			700

More:	N	Total Yard Items:	4,800	Total Special Featues:		Total:	4,800

IMAGE

AssessPro Patriot Properties, Inc